NEW YORK STATE
DEPARTMENT OF

ENVIRONMENTAL
CONSERVATION

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FACT SHEET

February 5, 2002

2350 Fifth Avenue
Site ID # 231004
New York
NYSDEC Region 2

Interim Remedial Measures and Focused Remedial Investigation Work Plans Proposed for the 2350 Fifth Avenue Site

Site Location: The site is located in DEC Region 2, at 2350 Fifth Avenue, on the west side of Fifth Avenue between West 141st and West 142nd Streets in Manhattan, New York County, New York City.

Respondent in the Order on Consent: 2350 Fifth Avenue Corporation ("Respondent") is a corporation existing under the laws of the State of New York and owns the property located at 2350 Fifth Avenue, New York, New York (hereinafter referred to as the "Site")

Site Description: The entire site covers approximately 1.7 acres and is occupied by a building comprised of the three connected sections. The building was originally constructed and used as an ice cream factory. Subsequently, the building was used as a commercial laundry, which included dry cleaning operations, from 1970 to 1994. In 1995-96 most of the building was renovated for use as a school. Although the portion of the building previously used for the dry cleaning operation was not in the renovated area of the building, the NYC School Construction Authority (SCA) required the indoor air and soil sampling. The results of air and soil sampling were reported to the New York State Department of Health in November 1996, and subsequently to New York State Department of Environmental Conservation (NYSDEC) in late spring 1997. Based on these results as well as results of a subsequent Preliminary Site Assessment, it was determined that the insulation between the two floor slabs, the soil and the groundwater beneath the site are contaminated with tetrachloroethylene (PCE). Specifically, concentrations of PCE were: 210 ppb in the air inside the building, 13,000 ppb to 22,000 ppb in the holes drilled through the floor, up to 100 ppm in the insulation materials between concrete floor slabs, up to 84 ppm in the soil beneath concrete floor slab, and 710 ppb to 800 ppb in the ground water beneath the site. The site has been listed in the Registry of Inactive Hazardous Waste Disposal Sites in New York State as Class 2 from June 1998.

To address the source of contamination, the owner had the insulation and portions of the slab removed from the former dry cleaning operations area, where the highest levels of contamination were found . The owner then installed an SVE system as an Interim Remedial Measure (IRM) in July 1997. The IRM was designed to prevent PCE vapors from migrating from the insulation below the old floor slab, which is below the SVE system, through the new slab above the SVE system, to the indoor air space of the building.

HAZARDOUS WASTE SITE PROGRAM

Under a July 1997 Order on Consent, post-IRM air monitoring and a Preliminary Site Assessment were required. While the initial post-IRM indoor air monitoring (June 1997) showed no exceedances of the NYSDOH indoor air guideline for PCE, subsequent indoor air monitoring (September 1997) did show exceedances and the school was closed. The indoor air monitoring conducted since September 1997 has not shown any exceedances of the indoor air guideline for PCE. However, monitoring of the vapor extraction system during this period has revealed continued high concentrations of PCE, which indicates that a substantial amount of PCE remains trapped in the insulation and fill material/soil beneath the floors.

Proposed Action(s): First Interim Remedial Measure (IRM-1 Enhancement) - Soil Vapor Extraction System; Second Interim Remedial Measure (IRM-2) - Soil Vapor Extraction / Air Sparging Systems; and Focused Remedial Investigation / Feasibility Study.

Two Interim Remedial Measures are proposed for the site. The first interim remedial measure, "IRM-1 Enhancement", includes enhancement / modification to the existing interim remedial measure (IRM-1) which was implemented in June 1997 to control impacts to indoor air quality. System enhancement / modification will include the inspection and repair/replacement of all components to the existing sub-slab vapor extraction system to ensure proper continued operation. Following the completion of the enhancement / modification, the operation and maintenance of the system will be performed in accordance with the Operation and Maintenance Plan included in the work plan. A regular monitoring program will be implemented and is to include bimonthly indoor air quality sampling/testing and weekly field screening of vapors collected within the system. Following termination of the vapor extraction system, quarterly indoor air quality testing will be performed for a period of two years. The second interim remedial measure proposed (IRM-2) is intended to remediate the tetrachloroethene (PCE) contamination under the on-site building. IRM-2 will include soil vapor extraction (SVE) for tetrachloroethene contaminated soil in the vadose zone, and air sparging or pump-and-treat remediation of the PCE contaminated soil/groundwater in the saturated zone. A design plan for the IRM-2 systems will be based on the results of pilot studies proposed as part of a site specific focused feasibility study.

The Focused Remedial Investigation includes two phases of investigation.

The Phase 1 of the Focused Remedial Investigation will determine whether PCE has spread further downgradient of the site. Phase 1 of the investigation will include the following scope of work. Soil borings will be installed at two locations downgradient of the site. Subsurface soil samples will be collected from each boring and the soil samples exhibiting the highest levels of organic vapors will be submitted for laboratory analyses of volatile organic compounds. The two new soil boring locations will be converted to groundwater monitoring wells. To confirm the direction of the groundwater flow beneath the site and to determine whether groundwater levels are influenced by tidal fluctuations, water levels in four wells closest to the Harlem River will be continuously measured over a four-day period. A vapor-extraction pilot test and a pump test will be performed to obtain data required to design IRM-2.

Phase 2 of the investigation, which will begin after the IRM is completed, will include the following scope of work. Soil borings will be installed at two locations at the PCE source area to evaluate the effectiveness of the soil remediation. Groundwater sampling will be performed from six existing and two new monitoring wells to evaluate groundwater conditions and determine whether groundwater remediation is warranted.

Document Repositories: (To access the Order on Consent, work plans and other site information.)

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